



St Monica Trust

**79 HAPIL CLOSE**

**STATION ROAD, SANDFORD, WINSCOMBE, BS25 5AA**

**£290,000 Leasehold (other charges apply)**

## FIRST FLOOR THREE BED APARTMENT



**RAILWAY CAFÉ & MUSEUM**

- ◆ North west facing apartment
- ◆ Living room with French doors onto balcony
- ◆ Kitchen fitted with integrated hob, oven and extractor fan and space for fridge/ freezer and washing machine



**POSITION OF APARTMENT**

- ◆ Two bedrooms downstairs
- ◆ En suite shower room with access to hall
- ◆ Third attic bedroom with en suite shower room and good storage
- ◆ Built in 2009
- ◆ To be redecorated in 2021



**UPSTAIRS EN SUITE SHOWER ROOM**



**KITCHEN**

**Community Fee £8,753 single pa / £10,065 couple pa | Council Tax Band D £1,894.99 pa**

**Current EPC Band B (Rating 82) | Potential EPC Band B (Rating 82)**

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## Dimensions

Living room	3.93m x 3.90m	12'9" x 12'8"
Kitchen	2.17m x 2.80m	7'11" x 9'2"
Bedroom 1	3.51m x 3.29m	11'5" x 10'8"
Bedroom 2	2.13m x 2.23m	7'0" x 7'3"
Bedroom 3	5.49m x 5.67m	18'0" x 18'6"

## TOTAL AREA: 98 SQM

**Please note** this apartment is sold unfurnished. Dimensions shown are maximum. Certain particulars may vary, please check with our sales team.

St Monica Trust buys back all properties at the end of each ownership period. The seller receives back the original purchase price after deducting a reinstatement charge and any outstanding charges. The reinstatement charge covers the costs of putting the apartment back into an 'as new' condition. The cost of the reinstatement varies from £3,000 to £10,000 dependent on the size of the apartment and the level of redecoration required.

You may need to meet with the Retirement Community Manager as part of the allocations process. This will be booked at a time convenient to you.



## TO BOOK A VIEWING

PLEASE CALL THE SALES TEAM TO BOOK

0117 949 4004

To unsubscribe

please telephone as above

or email [sales.team@stmonicastrust.org.uk](mailto:sales.team@stmonicastrust.org.uk)



St Monica Trust



APPROVED OPERATOR